

Center City Housing Incentive Policy (CCHIP) Scoring Matrix

Minimum eligibility: Project must be located in the GDA and create housing at a density of at least 8 housing units per acre for adaptive reuse or historic rehabilitation projects, or 16 housing units per acre for all other projects. Rental projects must maintain first year rental rate for 10% of units throughout agreement term. Projects requiring rezoning from residential single-family or mixed district are not eligible. All projects must receive design approval. See table below for additional eligibility requirements.

Incentive	Description	Other Eligibility Requirements	Incentive Terms		
City Fee Waivers	Waiver of City of San Antonio development fees	None	Waiver of eligible City fees		
SAWS Fee Waivers	Waiver of City of San Antonio fees and SAWS impact fees	None	Located in CBD	Waiver of 100% of SAWS water and sewer impact fees	
			Located in GDA only	Waiver of 100% of SAWS water and sewer impact fees up to \$500,000	
Tax Reimbursement Grant*	Annual rebate to developer of taxes paid to the City on the improved value of the property. Rebate percentage based on TIRZ participation.**	None	Located in CBD	15 years	
			Located in GDA only	10 years	
Development Loan	2% interest, 7-year loan calculated per housing unit	Project qualifies based on qualification of project categories***	Program Area	One Category	Two or More Categories
			CBD (forgivable)	\$3,000	\$6,000
			GDA only	\$1,500	\$3,000
Development Loan Bonus	2% interest, 7-year loan calculated per housing unit	Includes structured parking AND/OR is a low impact development project	Includes structured parking		\$1,000
			Low impact development project		\$500
Mixed-Use Forgivable Loan	0%, 5-year forgivable loan for tenant finish-out improvements. Calculated per square foot.****	Includes retail on the first floor and/or commercial office space in the project	Program Area	Retail	Office
			CBD	\$25	\$20
			GDA only	\$20	\$10

* Historic Exemption Tax Credit, if applicable, to be applied in parallel - no taxes in years 1-5, 50% taxes in years 6-10. Tax Reimbursement Grant will rebate any payment made over the base during years 1-15, as applicable based on project location.

** Projects not located in a TIRZ would receive a rebate of 62.6% of the taxes paid to the City. TIRZ projects would be rebated based on participation level of the TIRZ.

*** Project Categories: Mixed Income, Community Use, Adaptive Reuse, Brownfield Redevelopment, Historic Rehabilitation, High-rise Residential Development, Student Housing, Transit-oriented Development within 1/4 mile of the West Side Multi-modal Center or Robert Thompson Transit Center.

**** Forgivable over 5 years at 20% per year. Loan proceeds must pass-through to tenant and space must remain leased for at least 80% of the term, verified annually.